

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, March 23, 2010 at **5:30 p.m.** in the **Council Chambers of City Hall at 280 Grove St.**, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. New Business
8. Review and Discussion of Time of Decision bill before State Senate
9. Review and Discussion of proposed map amendments to R-1A zoning districts in Ward A. Formal Action may be taken.
Carry to May 4, 2010
10. Review and Discussion of proposed amendments to the Tidewater Basin Redevelopment Plan. Formal Action may be taken.
11. Case: P09-030 Administrative Amendment to Preliminary Major Site Plan
Applicant: Jersey City Episcopal CDC
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 15-17 Oak St.
Block: 1972 Lot: 5A, 5B, 7
Zone: MLK Drive Redevelopment Plan
Description: Two new two-family homes originally approved October 6, 2009. Changes to internal floorplan at 17 Oak Street as well as retaining walls.
Carried from March 2, 2010
12. Case: P07-137 Administrative Amendment to Preliminary Major Site Plan
Applicant: David DePierro
Attorney: Anthony Colasanti
Review Planner: Kristin Russell
Address: 325 Palisade Avenue
Block: 733 Lot: A.2
Zone: 325 Palisade Ave. Redevelopment Plan
Description: Originally approved May 13, 2008 as an adaptive reuse of existing 37,893sf building to house 21 residential units and 14 garaged parking spaces. Changes are all interior floorplan changes.
13. Case: P04-188 Final Site Plan
Applicant: Fuad & Issa Salloum
Attorney: pro se
Review Planner: Jeff Wenger
Address: 433 Sip Avenue
Block: 1639 Lot: 4.D
Zone: Sip Avenue Gateway Redevelopment Plan
Description: Construction of new 5500 square foot retail building with 24 parking spaces.
14. Case: P09-056 Minor Site Plan with 'c' variance
Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless
Attorney: Warren Stilwell
Review Planner: Jeff Wenger
Address: 418 MLK Drive
Block: 1974 Lot: 31
Zone: MLK Drive Redevelopment Plan
Description: cell antenna
Variances: 60' building height requirement for rooftop equipment.
15. Case: P09-049 Minor Site Plan with 'c' variance
Applicant: T-Mobile Northeast LLC
Attorney: James Pryor
Review Planner: Jeff Wenger
Address: 90 & 100 Town Square Place
Block: 20 Lot: 2.39 & 2.44
Zone: Newport Redevelopment Plan
Description: cell antennas
Variances: separation distance in a residential zone.
16. Progress Report on Rt. 440 Boulevard Study
17. Memorialization of Resolutions
18. Executive Session, as needed, to discuss litigation, personnel or other matters
19. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD